

ST JAMES GATE, PALMERSTON ROAD,  
BUCKHURST HILL

**Farr O'Neil**  
RESIDENTIAL ESTATE AGENTS



Two bedroom retirement apartment | First floor with lift service | No onward chain | Spacious lounge and bedrooms with views of communal gardens | Stunning brand new shower room | Fitted kitchen with appliances | Communal lounge and gardens | On site house manager | Excellent location for transport links and Queen's Road boutique shops | EPC C / Council Tax D

**Guide Price**  
**£245,000**

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A bright and airy two bedroom apartment situated in a highly regarded retirement development located in the heart of Buckhurst Hill. Offering independent living for the over 60's with communal lounge, delightful gardens and an on-site manager.

#### Location

St. James Gate is a short stroll away from Queens Road with its boutique shops, cafes, restaurants, Waitrose Supermarket. The area is well served by transport links, for road users links into London are close by and there are good public transport services with bus routes and the Central Line. For leisure pursuits the Buckhurst Hill Tennis and Bowls Club and Epping Forest are also accessible.

#### Interior

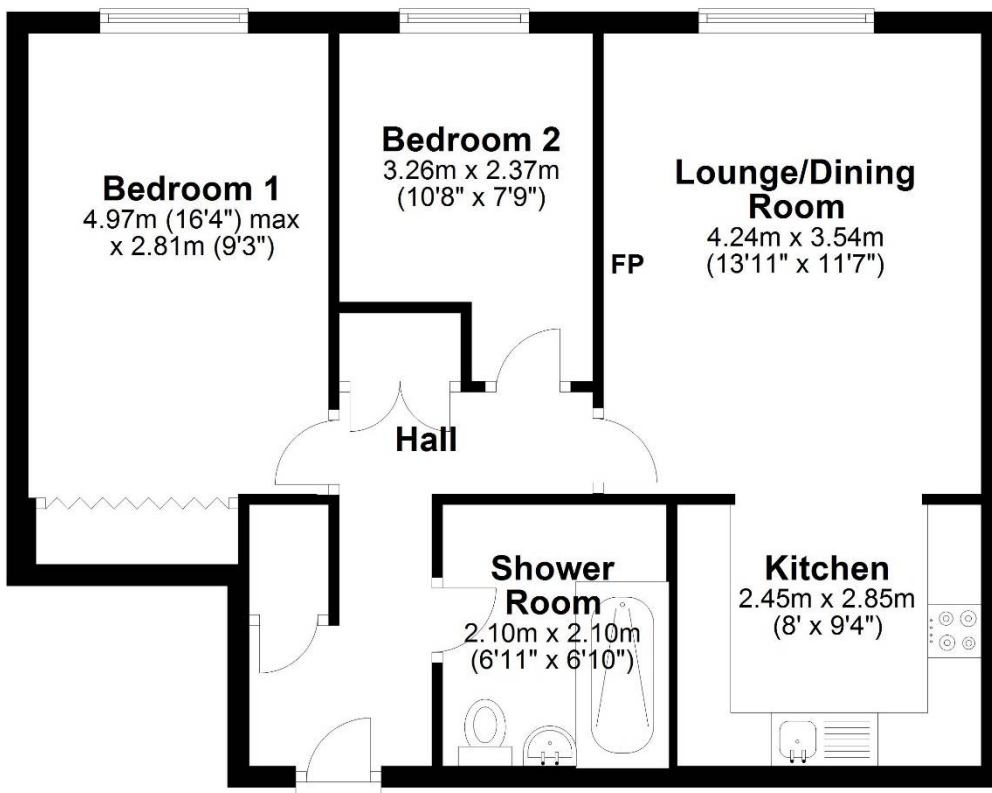
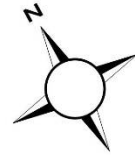
St James Gate is a small, well maintained development, for the over sixties with house manager, lift service, a superb communal lounge with kitchen facilities, gardens, laundry room and residents' parking. This two bedroom apartment features a welcoming entrance hall with a good size storage cupboard, two well appointed bedrooms and a spacious lounge with a feature fireplace. These rooms all enjoy delightful views of the communal gardens. The separate fitted kitchen includes an electric hob and oven, washing machine and a fridge / freezer. There is a stunning brand new shower room with a double shower cubicle with wall mounted shower seat and vanity suite. There is a 24 hour Apello call system fitted in the apartment and secure entry system.

#### Exterior

There are delightful communal gardens for residents to enjoy. Parking facilities are available for both residents and visitors.

## First Floor

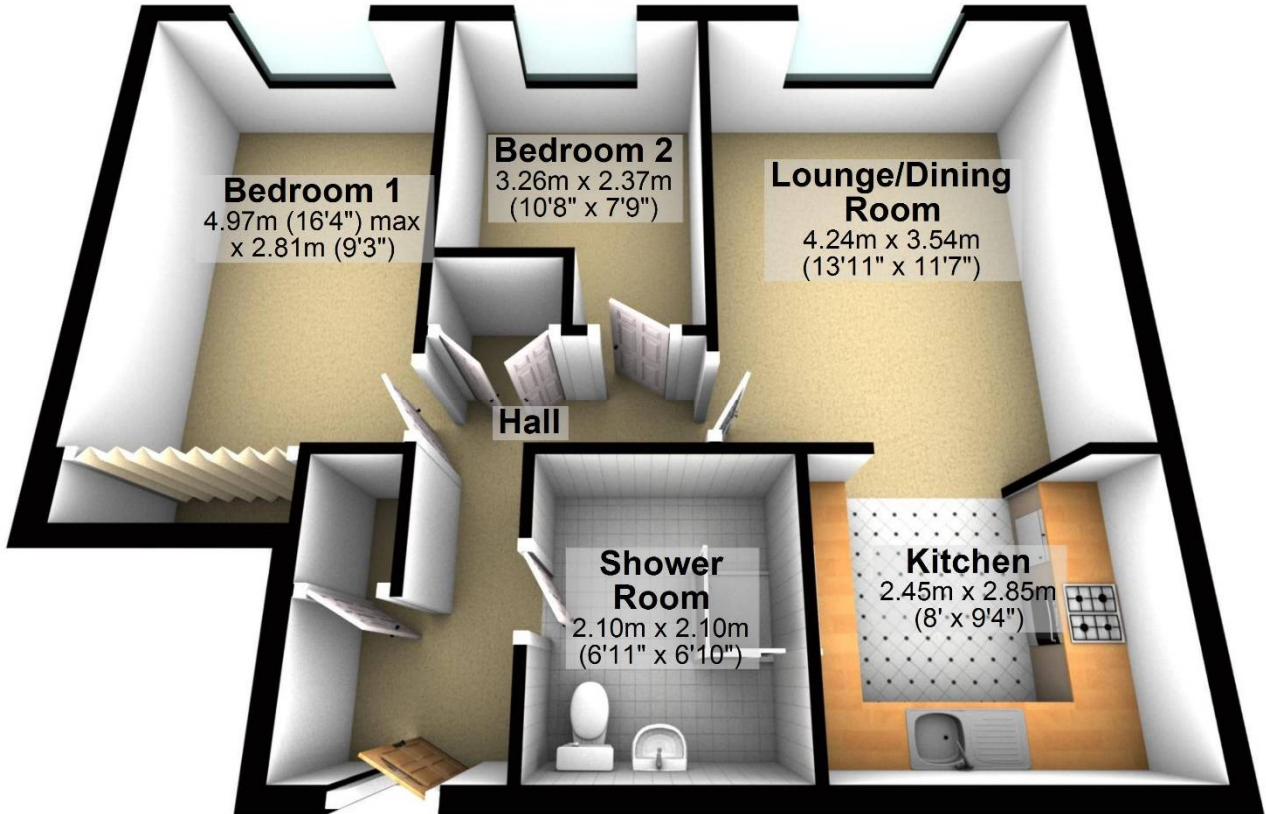
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Whilst every care is taken to ensure the accuracy of these details no responsibility for errors or misdescription can be accepted nor is any guarantee offered in respect of the property. These particulars do not constitute any part of an offer or contract.  
Details Prepared on 12th July, 2023

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